

MINUTE ITEM

9. SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 11641, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, HOWARD LEIGHTY AND FRED MARMIE - S.W.O. 7729.

After consideration of Calendar Item 3 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION FINDS THAT SECTION 16, T. 15 N., R. 11 E., S.B.M., AS SHOWN ON OFFICIAL U. S. PLAT OF SURVEY APPROVED APRIL 18, 1857, CONTAINING 640 ACRES MORE OR LESS, IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZES THE SALE OF SAID LAND, SUBJECT TO A RIGHT-OF-WAY EASEMENT GRANTED BY THE STATE ON JUNE 22, 1959, TO SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY FOR PIPELINE PURPOSES (P.R.C. 2360.2, W.O. 3124) OVER AND ACROSS THE N $\frac{1}{2}$ OF NW $\frac{1}{4}$ OF SAID SECTION 16, AND SUBJECT ALSO TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANTS, HOWARD LEIGHTY AND FRED MARMIE, AT A CASH PRICE OF \$13,440.

Attachment

Calendar Item 3 (1 page)

CALENDAR ITEM

3.

SALE OF VACANT STATE SCHOOL LAND, APPLICATION NO. 11641, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, HOWARD LEIGHTY AND FRED MARMIE - S.W.O. 7729.

An offer was received from Howard Leighty and Fred Marmie of Woodland Hills, California, to purchase Section 16, T. 15 N., R. 11 E., S.B.M., as shown on official U. S. plat of survey approved April 18, 1857, containing 640 acres more or less in San Bernardino County, for \$7,680, or \$12 per acre, the minimum value established by a prior appraisal. The application was filed on August 4, 1960, subject to an application filed on March 8, 1960. Subsequently, the prior application was canceled and Howard Leighty and Fred Marmie became the first applicants.

A staff reappraisal shows that the land is not suitable for cultivation without artificial irrigation and establishes its value at an average of \$21 per acre, for a total of \$13,440. The applicants deposited the necessary amount to meet this value.

The parcel is located approximately 18.0 miles northeast of Baker and 75 miles from Las Vegas, Nevada. Present access is by one-quarter mile of dirt road from Highway 91-466; a freeway is under construction close to the northwest edge of the parcel. Elevation ranges from 3,880 to 4,200 feet. No water is available on the parcel, but there are good wells nearby. Vegetation consists mainly of saltbush, with small amounts of greasewood, joshua tree, mesquite and other types of cover. The highest and best use of the land would be for a seasonal cabin site, with grazing a secondary use.

The land was advertised for sale with a stipulation that bids must be in excess of \$13,440. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT SECTION 16, T. 15 N., R. 11 E., S.B.M., AS SHOWN ON OFFICIAL U. S. PLAT OF SURVEY APPROVED APRIL 18, 1857, CONTAINING 640 ACRES MORE OR LESS IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND, SUBJECT TO A RIGHT-OF-WAY EASEMENT GRANTED BY THE STATE ON JUNE 22, 1959, TO SOUTHERN CALIFORNIA GAS COMPANY AND SOUTHERN COUNTIES GAS COMPANY FOR PIPELINE PURPOSES (P.R.C. 2360.2, W.O. 3124) OVER AND ACROSS THE N $\frac{1}{2}$ OF NW $\frac{1}{4}$ OF SAID SECTION 16, AND SUBJECT ALSO TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE SOLE APPLICANTS, HOWARD LEIGHTY AND FRED MARMIE, AT A CASH PRICE OF \$13,440.